City of Santa Barbara
Airport Department

DATE:	April 18, 2012
TO:	Airport Commission
FROM:	Karen Ramsdell, Airport Director
SUBJECT:	Consent to Sublease between Signature Flight Support Corporation and Above All Aviation, LLC

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a Consent to Sublease Agreement between Signature Flight Support Corporation, a Delaware Corporation, and Above All Aviation, LLC, a limited liability company for operation of a flight school at the Santa Barbara Airport, effective December 1, 2012.

DISCUSSION:

On August 1, 1983, the City entered into Lease Agreement No. 12037 with Signature Flight Suport - CA, Inc. (formerly Santa Barbara Aviation) for the operation of a Fixed Base Operation (FBO) at the Santa Barbara Airport providing general aviation services including maintenance, flight instruction, and fueling.

Pursuant to the subleasing provision of Signature's Lease, the City's consent is required for all sublease agreements. Subleases must comply and be consistent with provisions of the master lease.

Above All Aviation, LLC has previously provided flight instruction through Atlantic Aviaton since February 2010. At this time they propose to relocate their flight training offices to the north side of the airfield where parking is more readily available. They have met the requirements of the Minimum Standards for Aeronautical Activities and were given permission to provide flight instruction by the Airport Director.

Above All Aviation has entered into an agreement with Signature to sublease 206 square feet of Building 313, at 1523 Cecil Cook Place, effective December 1, 2011, subject to Airport Commission approval. The use conforms to existing zoning.

Staff has reviewed the proposed sublease agreement between Signature Flight Support Corporation and Above All Aviation, LLC, and finds it to be in compliance with the master lease. Airport staff recommends approval.

PREPARED BY: Business & Property Division